

26 February 2024

Chris Tran  
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Dear Mr. Tran,

**Re: Bushfire Assessment: Lot 101 DP1267563 Somme Avenue, Edmondson Park NSW 2174.**

I refer to the proposed residential development at Lot 101 DP1267563 Somme Avenue, Edmondson Park NSW 2174 (the Site) and your request for Blackash to undertake a bushfire assessment for the Amending Development Application of achieving 30% FSR bonus off the existing approval and that includes a 15% affordable housing component.

The site is on designated bushfire prone land and the requirements for the proposed development are bound by the *Environmental Planning and Assessment Act 1979* and the *Rural Fires Act 1997*. The proposal must satisfy the requirements of the NSW Rural Fire Service (NSW RFS) document *Planning for Bush Fire Protection 2019* and a *Bush Fire Safety Authority* is required from the Commissioner of the NSW RFS.

An application for the construction of 3 residential flat buildings, roads, and subdivision on the residue residential parts of land was previously approved in 2022. This approval was based on the bush fire risk assessment undertaken in the bush fire report(s) prepared by BlackAsh Bushfire Consulting (dated: 15/10/2021 and referenced: J2495) and additional information prepared by BlackAsh Bushfire Consulting and received by the NSW RFS on 27/05/2022.

As part of this application process, the NSW RFS undertook a merit-based assessment of the proposed development and issued a Bush Fire Safety Authority on 30 May 2022 (ref: A20220215002931-Original-1) subject to 9 conditions.

**Proposed Development**

The Amending Development Application proposes amendments to the originally approved development, achieving 30% FSR bonus that includes a 15% affordable housing component.

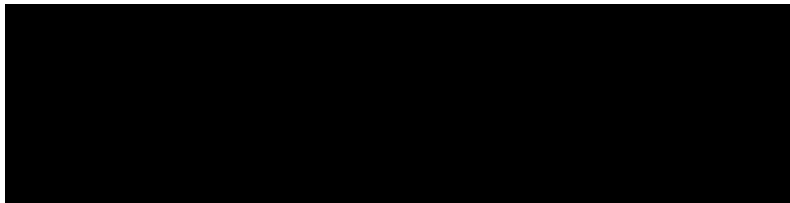
## **Bushfire Threat Assessment**

Based on a review of the proposed development, it maintains substantially the same building footprints and from a bushfire risk perspective remains consistent with the previous Blackash Bushfire Hazard Assessment (dated 15 October 2021). All recommendations from that report therefore remain applicable and appropriate.

## **Conclusion**

Based on the assessment, the proposal provides an outcome consistent with that provided by the previously approved development. The Blackash Bushfire Hazard Assessment (dated 15 October 2021) remains relevant and appropriate and therefore the Bush Fire Safety Authority (dated 30 May 2022) and associated conditions are also still applicable.

Therefore, in the authors professional opinion, the proposed development complies with the aim and objectives of *Planning for Bush Fire Protection 2019* and there are no impediments to the issue of a *Bush Fire Safety Authority* under Section 100B of the *Rural Fires Act 1997*.



Corey Shackleton | Principal Bushfire & Resilience  
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